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**Council Bill Number:** 113746

**Ordinance Number:** 120458

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AN ORDINANCE relating to land use and zoning, amending Plat 58E, page 145, Plat 59W, page 146, Plat 65E, page 158, and Plat 66W, page 159 of the Official Land Use Map, Seattle Municipal Code (SMC) Chapter 23.32, to rezone properties near the proposed Edmunds light rail station (these properties are generally located along Martin Luther King Jr. Way South from Sears Drive South to South Americus Street) and to designate boundaries for the Station Area Overlay District near the proposed Edmunds light rail station; amending SMC Section 23.47.040 to designate principal pedestrian streets; and amending SMC Section 23.70.004 to delete Exhibit 1D.

**Status:** Passed

**Note:** TDR, TRANSFER-OF-DEVELOPMENT

**Vote:** 7-2 (No: Licata, Nicastro)

**Date filed with the City Clerk:** 2001/07/31

**Date of Mayor's signature:** 2001/07/30 ([about the signature date](#))

**Date introduced/referred to committee:** 2001/07/09

**Committee:** Landlord/Tenant and Land Use

**Sponsor:** NICASTRO

**Committee Recommendation:** Pass

**Index Terms:** COLUMBIA-CITY, RAINIER-VALLEY, LAND-USE-CODE, TRANSPORTATION-PLANNING, REZONES, LAND-USE-REGULATIONS, MASS-TRANSIT, ZONING

**Electronic Copy:** [PDF scan of Ordinance No. 120458](#)

**Reference:** Ord 119394; CB 113740; Res. 29867, 30128, 30165, 29942, 29830, 29979, 29976, 29995, 29869, 29903, 29808

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**Text:**

AN ORDINANCE relating to land use and zoning, amending Plat 58E, page 145, Plat 59W, page 146, Plat 65E, page 158, and Plat 66W, page 159 of the Official Land Use Map, Seattle Municipal Code (SMC) Chapter 23.32, to rezone properties near the proposed Edmunds light rail station (these properties are generally located along Martin Luther King Jr. Way South from Sears Drive South to South Americus Street) and to designate boundaries for the Station Area Overlay District near the proposed Edmunds light rail station; amending SMC Section 23.47.040 to designate principal pedestrian streets; and amending SMC Section 23.70.004 to delete Exhibit 1D.

WHEREAS, RCW 81.104 directs municipalities to regulate land uses in a manner that supports high capacity transportation systems; and

WHEREAS, in November 1996, the voters of the three-county Sound Transit district approved Sound Move, the ten-year regional transit system plan, which includes a 23-mile new electric light rail line connecting SeaTac, Tukwila, and Seattle; and

WHEREAS, Sound Transit is proceeding to implement the Sound Move plan, including the light rail component; and

WHEREAS, in April 1998, the City of Seattle and Sound Transit executed a Memorandum of Agreement for Intergovernmental Cooperation for the Central Link Light Rail Transit Project (hereinafter, the MOA), as authorized by

Ordinance 118927; and

WHEREAS, under the terms of the MOA, the City has been conducting station area planning and related public involvement activities for light rail station areas in Seattle; and

WHEREAS, the City Council adopted Resolution 29867 in December 1998, establishing goals and strategies to promote transit-oriented development in light rail station areas; and

WHEREAS, the City has given guidance to Sound Transit as to preferred light rail routes and station locations, and desired patterns for development around light rail stations, in previous legislation, including Resolution 29904 adopted on February 22, 1999; and

WHEREAS, on February 25, 1999, the Sound Transit Board of Directors identified the Locally Preferred Alternative (LPA) light rail alignment and station locations; and

WHEREAS, on November 18, 1999, the Sound Transit Board selected and authorized the implementation of the Locally Preferred Alternative alignment for the Central Link Light Rail Project and station locations; and

WHEREAS, On April 10, 2000, the City Council adopted Resolution 30128, approving the light rail alignment, station locations, and maintenance base location for the Central Link Light Rail Project in the City of Seattle; and

WHEREAS, the City Council adopted Resolution 30165 in September 2000, approving concept-level station area planning recommendations for the areas around the light rail stations; and

WHEREAS, the Station Area Interim Overlay District was established in March 1999 by Ordinance 119394, which expires on September 1, 2001, around proposed Sound Transit Link light rail stations for the purpose of preserving opportunities for transit and pedestrian- oriented development in accordance with Council approved goals and objectives; and

WHEREAS, the City Council established a new Chapter 23.61, Station Area Overlay District (C.B. 113740), to the Seattle Municipal Code, establishing permanent regulations to prohibit uses incompatible with transit-oriented development and revising development standards within approximately one-quarter mile of proposed Sound Transit light rail stations; and

WHEREAS, the City Council adopted Resolutions 29942, 29830, 29979, 29976, 29995, 29869, 29903 and 29808 in 1998 through 1999, approving neighborhood plans applicable to each of the station areas affected by this ordinance; and

WHEREAS, the City Council finds that these proposed amendments will implement the policies contained in RCW 81.104 and be consistent with the resolutions identified above, and will promote the health, safety and welfare of the general public; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code is amended to rezone certain properties located on Plat 58E, page 145, Plat 59W, page 146, Plat 65E, page 158, and Plat 66W, page 159 of the Official Land Use Map, as shown on Exhibit A attached to this ordinance.

Section 2. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code is amended to designate the boundaries of the Station Area Overlay District on Plat 58E, page 145, Plat 59W, page 146, Plat 65E, page 158, and Plat 66W, page 159 of the Official Land Use Map, as shown on Exhibit B attached to this ordinance.

Section 3. Subsection C of Section 23.47.040 of the Seattle Municipal Code, which Section was last amended by Ordinance {Othello Rezone Ordinance}, is amended to add new principal pedestrian streets as follows:

23.47.040 General provisions for pedestrian-designated zones.

\* \* \*

C. For purposes of this subchapter, the following streets are principal pedestrian streets when located within a pedestrian- designated zone:

10th Avenue; 11th Avenue; 12th Avenue; 15th Avenue East; 23rd Avenue; 25th Avenue Northeast; Broadway; California Avenue Southwest; East Union Street; East Greenlake Drive North; East Madison Street; East Olive Way; East Pike Street; First Avenue North; Fremont Avenue North; Fremont Place North; Greenwood Avenue North; Lake City Way Northeast; Madison Street; Martin Luther King Jr. Way South; Mercer Street; North 85th Street; Northeast 45th Street; Northwest Market Street; Queen Anne Avenue North; Rainier Avenue South; Roosevelt Way Northeast; Roy Street; South Alaska Street; South Henderson Street; South Myrtle Street; South Othello Street; Southwest Alaska Street; University Way Northeast; and Woodlawn Avenue Northeast.

Section 4. Section 23.70.004 of the Seattle Municipal Code, which Section was last amended by Ordinance {Othello Rezone Ordinance}, is further amended to delete Exhibit 1D.

Section 5. The City Clerk is hereby authorized and directed to file a copy of this ordinance and attached Exhibits A and B at the King County Records and Elections Division, and to deliver copies of the same to the Director of the Department of Design, Construction and Land Use and to the King County Assessor's Office.

Section 6. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provision shall not affect the validity of any other provision.

Section 7. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2001, and signed by me in open session in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 2001. \_\_\_\_\_ President of the City Council

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2001. \_\_\_\_\_ Paul Schell, Mayor

Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2001. \_\_\_\_\_ City Clerk

[Exhibit A \(Rezone Map\)](#)

[Exhibit B \(Station Area Overlay District Boundaries\)](#)

7/18/01 v3